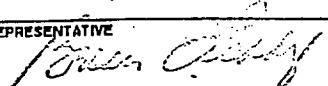


ACORD. CERTIFICATE OF INSURANCE					ISSUE DATE (MM/DD/YY) 1/04/95															
<b>PRODUCER</b>  Meeker Sharkey & MacBean 21 Commerce Drive Cranford, NJ 07016  908-272-8100			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.																	
<b>INSURED</b>  Soc. Hill @ University Hts. III C/O Alan R. Trachtenberg One Cornerstone Lane Newark NJ 07103			<b>COMPANIES AFFORDING COVERAGE</b>  <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">COMPANY LETTER</td> <td style="width: 10%;">A</td> <td style="width: 80%;">St. Paul Fire &amp; Marine</td> </tr> <tr> <td>COMPANY LETTER</td> <td>B</td> <td></td> </tr> <tr> <td>COMPANY LETTER</td> <td>C</td> <td></td> </tr> <tr> <td>COMPANY LETTER</td> <td>D</td> <td></td> </tr> <tr> <td>COMPANY LETTER</td> <td>E</td> <td></td> </tr> </table>			COMPANY LETTER	A	St. Paul Fire & Marine	COMPANY LETTER	B		COMPANY LETTER	C		COMPANY LETTER	D		COMPANY LETTER	E	
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COMPANY LETTER	D																			
COMPANY LETTER	E																			
<b>COVERAGES</b> THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																				
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS															
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR. <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT.	BC02900238	1/01/95	1/01/96	GENERAL AGGREGATE \$ 5000000															
					PRODUCTS-COMP/OP AGG. \$ 5000000															
					PERSONAL & ADV. INJURY \$ 5000000															
					EACH OCCURRENCE \$ 5000000															
					FIRE DAMAGE (Any one fire) \$ 50000															
	MED. EXPENSE (Any one person) \$ 5000																			
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY				COMBINED SINGLE LIMIT \$															
					BODILY INJURY (Per person) \$															
					BODILY INJURY (Per accident) \$															
					PROPERTY DAMAGE \$															
					EACH OCCURRENCE \$															
	<b>EXCESS LIABILITY</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				AGGREGATE \$															
					STATUTORY LIMITS															
	<b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>				EACH ACCIDENT \$															
					DISEASE-POLICY LIMIT \$															
					DISEASE-EACH EMPLOYEE \$															
A	<b>OTHER</b> Bldg. Bldgs & Cnts	BC02900238	1/01/95	1/01/96	\$21,775,000.															
A	Fidelity	BC02900238	1/01/95	1/01/96	\$100,000.															
<b>DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS</b> OWNER: PAUL R. FLYNN, UNMARRIED LOCATION: 83 CORNERSTONE LANE, 31L, NEWARK, NJ 07103																				
<b>CERTIFICATE HOLDER</b> FIRST TOWN MORTGAGE CORPORATION AND/OR SECRETARY OF HOUSING AND URBAN DEVELOPMENT ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTERESTS MAY APPEAR 400 INTERSTATE NORTH PARKWAY SUITE 1100 ATLANTA, GA. 30339			<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.																	
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CERTIFIED TO BE A TRUE COPY 2/1/95 SUB